

KSECA Board of Directors Meeting
Tuesday, June 13, 2019, 4:00 P.M. at the Pavilion

DRAFT MINUTES

1. Call to Order – 4:01 PM by Sage. Directors present: Kelly Finn, Kevin Kalley, Sage, DJ Howell, Jacob Turner. Absent: Stone O’Daugherty. Members present: Ben Wismer, Kevin Sulgit, Jeranium, Tomas Mendola, Bruce Scher, Archer, Adam & Susan Dominguez, Camilla DuLac, Michael Becker, Christina Hazard, Helen Noble, Ian, Ben Wariner, Daniel Levy, Jack Hash, and Mary Love.

A. Opening Statement – Read by DJ

B. Additions/Corrections to Agenda – Added 7.D Insurance & 8.A. Facebook Page

C. Announcements

D. New Board Member – Sage presented that 3 members had e-mailed the Board with interest in serving on the Board: Kekoa Bauer, Kevin Sulgit, and Susan Dominguez. Someone from the floor wanted to nominate Ben Wariner as he had gotten votes at the AGM, however, the board explained that the bylaws state board member vacancies are filled by appointment and therefore nominations from the floor are not done at regular board meetings. A board vote was taken on the 3 candidates; results were: Kevin Sulgit – 1 vote (Kelly); Susan Dominguez – 1 vote (Kelly); Kekoa Bauer – 4 votes (Jacob, Sage, DJ, Kevin); Kekoa was elected but didn’t take a seat as she was not present at the meeting.

2. Resident Concerns – Ben Wismer expressed concerns about the validity of dues being mandatory. Kelly explained that our Articles of Incorporation created KSECA and described its duties to care for the parks which require funds; as well as our bylaws mandating the payment of annual dues by all members. Ian expressed concerns about Association Services (A.S.) giving him inaccurate information on how much A.S. is collecting (in fees). Christina asked why we even need a lawyer and feels we should send apology letters to those who received a collections letter. Archer asked if we have prepared a strikethrough copy of the proposed bylaw changes. Kelly explained that due to the complete rewrite and re-ordering a strikethrough doc is not viable. We have until next year’s AGM to make changes to the proposed bylaw changes, however, and an ad hoc group may meet to suggest changes.

Jack Hash brought up concerns over individuals having many votes at an AGM due to the use of proxies. He recommended to add language in the bylaws limiting the number of proxies an individual can use [at an AGM]. He suggested a straw vote be taken at an AGM to limit the number of proxies each person can use. Discussion ensued on pros and cons. It was pointed out that each owner is entitled to a vote and by giving their vote to another via proxy, they are exercising that right, and it wouldn’t be legal to remove that right. Kelly suggested we may want to consider a process to have ballots mailed out to each member and if the member chooses to attend the AGM they bring their ballot to the meeting and cast their vote in person; if the member cannot attend the meeting there is a policy whereby they mail back their ballot and their votes are tallied prior to the AGM and results added to votes taken at the meeting. Thereby every member is given the opportunity to vote, yet no one member has greater voting power than another.

3. Treasurer's Report - Read by Jacob. Total assets in savings \$112,655,28. Total amount in arrears \$147,395.47.

4. Minutes May BOD Meeting - Read by Jacob; corrections made.

5. Clerk's Report – No report.

6. Business Reports

A. Parks – Jeranium reported that people are still leaving their trash at the pavilion park despite the removal of the trash can including pig guts that have been left there again recently.

B. Mailbox Center – The board accepted Greg Ward’s proposal for refurbishing the mailboxes. We are now waiting to hear back from the inspector on the columns before construction can continue. Kevin made a motion to have a full report on the mailbox center at the next board meeting, seconded by Kevin. Unanimous; motion passed. Jacob reported the new mailbox clusters have arrived.

C. Welcome Statement & Board Best Practices – DJ read the new language. DJ made a motion to accept the updated welcome statement and board best practices, seconded by Sage. Unanimous; motion passed.

7. Old Business

A. AGM Overview – DJ made a motion for the board to work to compile suggestions for the next AGM using Slack (an on-line tool), seconded by Kevin. Unanimous; motion passed. We plan to have a bylaw meeting with all invited and it will be posted in advance. Daniel suggests we put it on the next agenda under Old Business and those who want to participate come to the next board meeting.

B. Contracts – We will get together to review all contracts and if necessary issue requests for proposals (RFPs). Ben Wariner requested transparency on all contracts.

C. Budget/Dues Collection – Kelly made a motion to rescind last month’s motion on foreclosures [to be in compliance with Federal and State law], seconded by Kevin. Unanimous; motion passed.

D. Insurance – Our park insurance policy needs to be renewed by July 9. Kelly made a motion to pay our insurance renewal bill of \$3,489.29, seconded by Kevin. Unanimous; motion passed.

8. New Business

A. Facebook Page – DJ brought up the idea of creating a KSECA group Facebook page, controlled by the board and open to all. Some discussion ensued and there was some support.

9. Announcement of Date of Next BOD Meeting

Next board meeting will be Thursday July 11, 2019, at the pavilion. Kelly stated she cannot make that date.